

**MINUTES  
PLANNING AND ZONING BOARD MEETING  
REGULAR MEETING  
April 27, 2021, 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on April 27, 2021 at 5:30 p.m. via hybrid in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida and through the GoToWebinar platform.

**ATTENDANCE**

**Planning Board Members (Shaded area indicates absence):**

|                                   |                                          |                |                   |                       |                      |               |
|-----------------------------------|------------------------------------------|----------------|-------------------|-----------------------|----------------------|---------------|
| Chairman<br>Christopher<br>Lutton | Vice-<br>Chairman<br>Charlene<br>Bennett | John<br>Gravel | Casey<br>McKibben | <del>Linda Bell</del> | <del>Kyra Love</del> | Buck<br>Scott |
|-----------------------------------|------------------------------------------|----------------|-------------------|-----------------------|----------------------|---------------|

**City Staff:**

|                                                    |
|----------------------------------------------------|
| <b>Dept. of Planning and Development</b>           |
| Mark J. Bennett – Director of Development Services |
| Autumn Cochella – Development Services Manager     |
| Christina Adams – Recording Secretary              |

1. CALL TO ORDER – Mr. Lutton called the meeting to order at 5:33 p.m.
2. ROLL CALL - Ms. Love and Ms. Bell were absent.
3. APPROVAL OF MINUTES  
Regular Meeting via hybrid – February 23, 2021  
Motion by Ms. Bennett to approve and Mr. Scott seconded the motion. The minutes approved unanimously by voice vote.
4. COMMUNICATIONS AND PETITIONS

**NEW BUSINESS**

5. BUCK MOORE DEVELOPMENT – SUBDIVISION PRELIMINARY PLAT

Review Staff report by A. Cochella  
Begin Report:

**PROJECT:** Buck Moore Development #21-0008  
**APPLICANT:** Sunset Development Group of Polk LLC, Owner  
 Chad Brooker, Traditions Engineering, Agent  
**APPROVAL REQUESTED:** Approval of residential subdivision plan and recommendation of preliminary plat approval to City Commission  
**PUBLIC HEARING:** Not Required

Ms. Cochella reviewed the staff report with the Board. Chad Brooker, the engineer and agent for the owner, attended virtually to answer any questions from the Board. Ms. Bennett asked if the previously approved assisted living facility, which was located near this project, would still be happening and Ms. Cochella confirmed it is not. Mr. Scott asked about the septic tanks and Ms. Cochella stated that due to the location they would not be required to extend into City sewer as

it would not be cost feasible and the plan is for the City to eventually extend that way. Ms. Bennett clarified that each individual lot would be big enough, as the Health Department requires a minimum lot size of 10,890 square feet. Mr. Lutton asked if the properties would be able to hold pools or improvements with septic tanks taking up a portion of space and Mr. Brooker stated he has done this style with the same developer in multiple jurisdictions and they have not run into any issues.

Mr. Gravel asked for clarification on the setbacks and Mr. Bennett confirmed they would be 25 feet in the front, 10 feet on the sides, and 15 feet in the rear. Mr. Brooker stated that Southern Homes would develop and build the lots. Ms. Bennett stated she tried to visit the site, but didn't have access to see the existing trees. Mr. Brooker stated the property was mostly vacant and there were sporadic palm trees and a few live oaks that the developer hopes to save. He stated the developer usually exceeds the tree requirements. With no further questions, Mr. Lutton asked the Board for a motion. Ms. Bennett made a motion to recommend to City Commission to approve the plan as shown dated March 15, 2021 including the waiver to remove the mini park and a requirement for a road stub-out to the adjacent property to the South. Mr. Gravel seconded the motion and the item was approved unanimously.

## 6. AMENDMENTS TO FUTURE LAND USE MAP

Review Staff report by M. Bennett  
Begin Report:

|                            |                                                                                                                                                                                                                         |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b>            | Amendments to Future Land Use Map                                                                                                                                                                                       |
| <b>APPLICANT:</b>          | City of Lake Wales Staff                                                                                                                                                                                                |
| <b>APPROVAL REQUESTED:</b> | Recommendation to City Commission for a comprehensive Future Land Use Map Amendment to reassign certain residential Future Land Use designations based on the recently adopted EAR-Based Comprehensive Plan Amendments. |
| <b>PUBLIC HEARING:</b>     | Required – requirements have been met                                                                                                                                                                                   |

Mr. Bennett reviewed the staff report with the Board. Mr. Lutton asked the Board if they had any questions to which Mr. McKibben noticed a small typo to be addressed. Mr. Lutton opened the floor to the public and there was no participation. Mr. Gravel made a motion to recommend the approval of requested amendments to City Commission and Mr. McKibben seconded the motion. The item was approved unanimously.

## 7. PROPOSED AMENDMENTS TO ZONING REGULATIONS

Review Staff report by A. Cochella  
Begin Report:

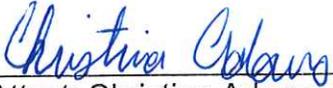
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|----------------------------|-------------------------------------------|
| <b>PROJECT:</b>            | Proposed Amendments to Zoning Regulations |
| <b>APPLICANT:</b>          | City of Lake Wales Staff                  |
| <b>APPROVAL REQUESTED:</b> | Amendments of Chapter 23                  |
| <b>PUBLIC HEARING:</b>     | Required – requirements have been met     |

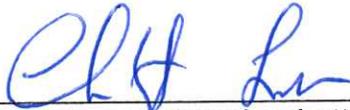
Ms. Cochella reviewed the staff report with the Board. Mr. Lutton opened the floor to the public and there was no participation. Ms. Bennett made a motion to approve the recommendation of the proposed changes to City Commission as presented and Mr. McKibben seconded the motion. The item was approved unanimously.

OTHER BUSINESS

Mr. Lutton welcomed the new Board members. There was discussion about the new business that opened downtown and if there was a set date for the Park Avenue streetscape projects and at this time there is not.

The meeting adjourned at 6:23 PM.

  
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Attest: Christina Adams

  
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Chairman: Christopher Lutton

